

Planning & Zoning Meeting Minutes

19 January 2023

Roll Call

Members Present: Rebecca Marasco, Luke Thomas, John Willard, Jilana Wilson, James Fennemore

Town Staff: Roseann Lamar-Town Clerk, Michael Wooleyhand-Town Manager, Chief Baker, Mayor Bilbrough

Attendees: Bob Rosenberger-Karins & Associates, Dev Sitaram-Karins & Associates, Elio Battisto, Esq-Parkowski, Guerke & Swayze, Kevin McCarthy, Art Weldin-Scott Engineering, Jay Heilman-DR Horton, Taylor Ebert-DR Horton, Denise Rothermel, Debra Swift Eashum, Bryce Webb, Keely Webb, Mike Fennemore, Mary Fennemore, James Winchell, Mike Marasco, Tom Wilkes-Carroll Engineering

Meeting called to order at 6:32 pm

Pledge of Allegiance- Chairperson Rebecca

Moment of Silence-Chairperson Rebecca

Adoption of Agenda: Motion by Luke, Second by John all in favor

Adoption of Minutes: Motion by John, Second by Luke all in favor

New Business: Lot line adjustment-Art Weldin with Scott Engineering on behalf of Kerr property. Camden Wyoming Auto Sales looking to divide the four (4) parcels into three (3) parcels by moving and eliminating the current lot lines to make it more L-shaped and build an egress onto the property. This request does not affect the current land use and development code all setbacks meet the requirements of the land use code. The planning and zoning committee have reviewed all documents presented to them and have no objections with Mr. Weldin moving forward with this request.

John made a motion with a second by Luke for Mr. Weldin to move forward with lot line adjustment at Caesar Rodney Ave. and Camden Wyoming Ave. Rebecca, Jilana, and James, Aye, None opposed. Motioned carried.

Savannah Farms-Concept Plan Review/Discussion-Project Manager-Dev Sitaram with Carroll Engineering and Associates. Carroll Engineering is a well-known respected engineering company and is coming up on their fiftieth anniversary (50) in business. representing on behalf of Savannah Farms. Savannah Farms has a total of about one hundred- and thirty-five-acres total (135) just on the Town of Wyoming's portion. It goes into both town limits of Wyoming and Camden. On the Wyoming side is zoned R1 (residential), in accordance with the land use and the development code building area per lot must be ten thousand square feet (10,000) to build. The plan proposes two hundred and eighty-two dwelling (282) units on

Wyoming's portion. Proposed dwelling types would consist of Single-family, Single family detached age restricted, Semi Detached age restricted. One hundred (100) dwellings Single-family lot size ten thousand square feet (10,000), Ninety-two (92) dwellings Single family detached age restricted with a lot size of seventy-five hundred square feet (7,500) and Ninety (90) Semi-detached aged, restricted dwellings with a lot size of thirty-six hundred square feet (3,600). Looking to build a mobility friendly community with walkways, bike paths and recreational area. DR. Horton is proposing an age restricted area community on the Wyoming side this would help with adding in amenities to the residents. Not having to worry about upkeep of grass due to less yard and area.

Jay Heilman-Land Development Manager with DR Horton introduced himself and discussed slide show presentation on company. Stated that DR Horton is not a fly by night builder. Have been chosen national builder over other builders since two thousand two (2002). DR Horton has operating experts spread across the nation in thirty-three (33) states and one hundred six markets (106). To improve their overall quality of the communities in which they have created an internal land development team overseas the entitlement and land development process to maximize their vision of excellence. Jim questioned the impact on Moose Lodge Rd. and being able to accommodate the additional impact of cars on the road. Mr. Sitaram stated that a traffic impact study will be done thru DelDOT. Proposed cost but could very likely change due to development is looking to be built about eight (8) years out nineteen thousand (\$19,000.00) to thirty thousand (\$30,000.00.) Currently open space area is forty-three-point two percent (43.2%). Jim how may pump stations will this development entail. Mr. Sitaram stated that they have already spoke with Camden Wyoming Sewer & Water Authority and they will need two (2), possible down the line a production well location might have to be added in the middle.

Ms. Fennemore asked regarding whether the surrounding farms water would be affected by the development. Concerns on Moose lodge Road, dangerous at times getting around the road without added traffic. Farm equipment also utilized by this road to get around. What might the impact be on them as well. Mayor Bilbrough questioned about the density and impact that this size development will have on the school districts, they are already at capacity. Mr. Heilman stated that letters will be sent out to the school districts to address any questions or concerns that they might have. Questioned how many houses DR Horton does have nationwide. Mr. Heilman stated that they have ninety-five thousand (95,000) homes in the nation. DR Horton helps to set up the Homeowners Association (HOA) property maintenance from the beginning to help get the residents established. Premier is the company that DR. Horton utilizes to establish the HOA's until they are turned over to the residents. Mr. Marasco brought up a few questions/concerns regarding the development. Are there any proposed traffic accounts? Mr. Sitaram stated there are eight thousand five hundred (8,500) trips total daily and in the morning hours there are five hundred seventy-eight (578) trips and in the afternoon seven hundred forty trips (740). How many families does this project look to bring to both towns rough estimate. Mr. Sitaram stated that the townhomes alone are three (3) to four (4) bedrooms. Mr. Marasco questioned if the streets in the development be dedicated to the town, or will they maintain them Mr. Marasco also suggested that DR Horton add sidewalks in to connect from the development to the town. Mr. Sitaram said that they will have a discussion with the town and ultimately dedicate the streets to the town. Concern

for impact on school districts and for emergency vehicles. Asked in regard to one area not being built on and if Dr. Horton has ever had to build a new school due to the impact of the density and impact that this will have. Mr. Heilman stated that this situation had never come up, but something that maybe could be looked into. Needs to be researched. Mr. Winchell will these streets be wide enough to accommodate and allow for emergency vehicles example: fire truck, ambulance get down the street with no complications. Will every driveway allow for two (2) cars, would prefer if there was no on street parking. Jilana questioned how does Dr. Horton reinvest their money, give back to the community's? Is there a website to access their investments?

Mr. Heilman stated that their website www.drhorton.com can be accessed and all their investments and affiliates are available on that site. Dr. Horton believes in the overall quality of the communities that they create and add amenities in the development such as bike paths, recreation center, walking trails.

Discussion on Tom Wilks-Carroll's Engineering review for the town. What the plan proposes for the lot sizes currently does not meet the Land Use & Development Code. Property is zoned for Residential (R1), must be ten thousand square feet (10,000) per lot to build on and meet all setbacks. DR. Horton is asking the planning and zoning committee if they would be willing to accept the changes as presented with the new lot sizes of seventy five hundred square feet (7,500) for ninety (90) Semi-detached age restricted dwellings and thirty six hundred square feet (3,600) for ninety two (92) Single family detached age restricted dwellings.

Further discussion ensued at this time no decisions or motions were made at this meeting, was just an informal and informational meeting at this point in time. The planning and zoning committee thanked Karins and Associates and DR. Horton for coming in to speak with them regarding their vision for this project and answering questions.

Old Business:

None

Next Regular Meeting:

January 25th, 2023 @ 6:30 pm- Public Hearing

February 22nd, 2023 @ 6:30 pm

Public Comments:

Adjourn: Meeting adjourned at 8:36 pm Motioned by John Second by Luke, all in favor

Roseann Lamar
Town Clerk